048.0	0005	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	845,500 / 845,500
					USE VALUE:	845,500 / 845,500
					ASSESSED:	845,500 / 845,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		MYSTIC LAKE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEVIGNE ROBERT/KATHLEEN
Owner 2:	
Owner 3:	
Street 1:	46 MYSTIC LAKE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HIGGINS DEBORAH C -
Owner 2:	-
Street 1:	46 MYSTIC LAKE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,424 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1842 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6424.000	301,200	5,100	539,200	845,500
Total Card	0.147	301,200	5,100	539,200	845,500
Total Parcel	0.147	301,200	5,100	539,200	845,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.01 | /Parcel: 459.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 34340

GIS Ref

GIS Ref

Insp Date 11/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 048.0-0005-0016.0

!4094!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	301,200	5100	6,424.	539,200	845,500	845,500	Year End Roll	12/18/2019
2019	101	FV	245,200	5100	6,424.	572,900	823,200	823,200	Year End Roll	1/3/2019
2018	101	FV	245,200	5100	6,424.	417,900	668,200	668,200	Year End Roll	12/20/2017
2017	101	FV	245,200	5100	6,424.	364,000	614,300	614,300	Year End Roll	1/3/2017
2016	101	FV	245,200	5100	6,424.	310,000	560,300	560,300	Year End	1/4/2016
2015	101	FV	239,000	5100	6,424.	303,300	547,400	547,400	Year End Roll	12/11/2014
2014	101	FV	239,000	5100	6,424.	249,400	493,500	493,500	Year End Roll	12/16/2013
2013	101	FV	239,000	5100	6,424.	237,200	481,300	481,300		12/13/2012

PRINT

Date	Time
12/10/20	19:10:26

LAST REV

Date	Time
04/09/19	15:36:48

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4094

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HIGGINS DEBORAH	32629-267		4/4/2001		464,050	No	No		
PALLAS LINDA K	29420-463		11/24/1998		334,000	No	No		Y

USER DEFINED

Prior Id # 1:	34340
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/16/2009	Measured	163	PATRIOT
8/20/2001	MLS	MM	Mary M
3/10/2000	Mailer Sent		
3/7/2000	Measured	197	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6424		Sq. Ft.	Site		0	80.	1.05	1			View	10					539,195						539,200	

Total AC/HA: 0.14747 | Total SF/SM: 6424 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 539,195 | Spl Credit | Total: 539,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	168.733
Other Features:	68750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409282
Depreciation:	108050
Depreciated Total:	301231

COMMENTS

VIEW.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

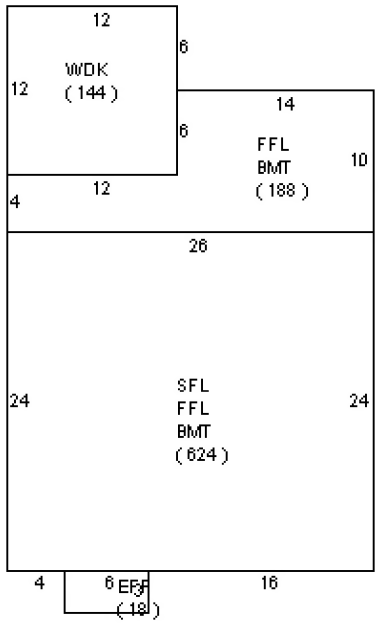
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	185.61
Special Features:	0	Val/Su Net:	124.98
Final Total:	301200	Val/Su SzAd	209.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	812	71.250	57,853
FFL	First Floor	812	168.730	137,011
SFL	Second Floor	624	168.730	105,289
WDK	Deck	144	12.940	1,864
EFP	Enclos Porch	18	72.590	1,307

Net Sketched Area:	2,410			Total:	303,324
Size Ad	1436	Gross Are	2410	FinArea	1842

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 048.0-0005-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1926	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100